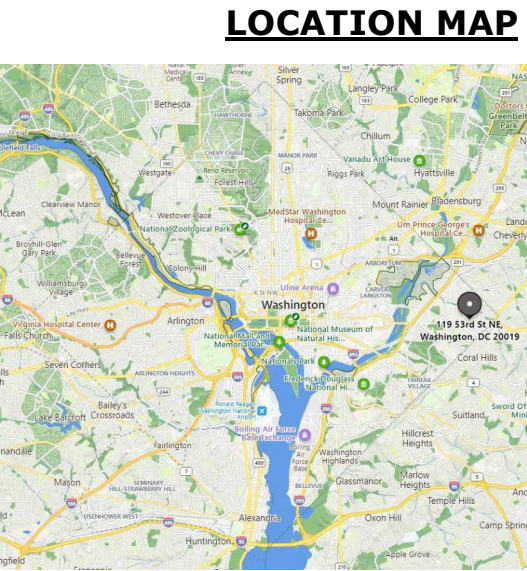


# NEW MULTI-FAMILY RESIDENCE

119 53rd Street NE, Washington DC 20019  
BOARD OF ZONING ADJUSTMENT SUBMITTAL

Sheet #	Sheet Name
BZA-00	COVER SHEET
BZA-01	AREA SUMMARY
BZA-02	AERIAL SITE VIEW
BZA-03	SITE PHOTOS
BZA-04	DESIGN CONCEPT
BZA-05	BLAINE ST SECTION
BZA-06	ELEVATIONS
BZA-07	SITE PLAN
BZA-10	CELLAR PLAN
BZA-11	FIRST FL PLAN
BZA-12	2ND-3RD FL PLAN
BZA-13	ROOF PLAN
BZA-20	PERSPECTIVES
BZA-30	PLAT



## ZONING MAP



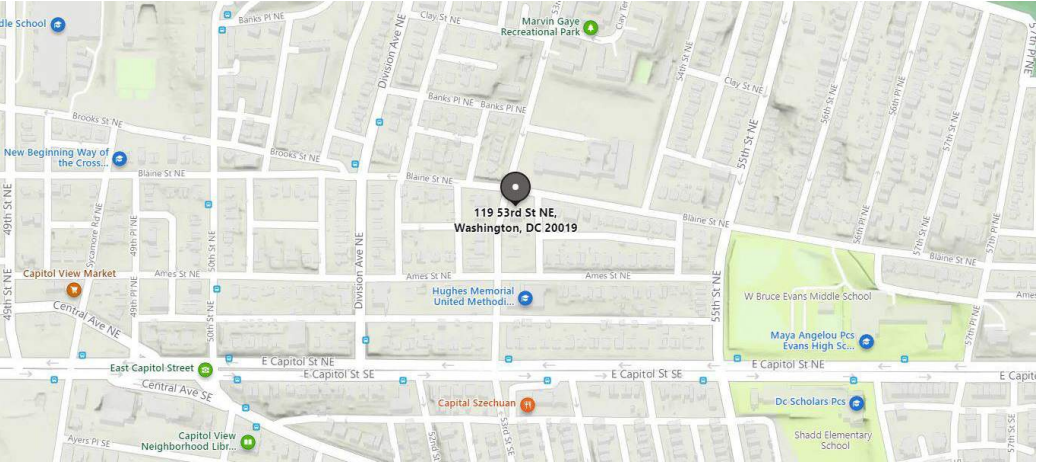
## ANALYSIS + ZONING DATA

ZONING: R-2 (CURRENT)  
BZA REQUEST: USE VARIANCE TO SUBTITLE X § 1000  
SQUARE 5243 / LOT 0149 // LOT SIZE: 4,558 SF

	REQUIRED IN R-2 ZONE	PROVIDED	RELIEF
DWELLING UNITS: LOT OCCUP: GREEN AREA: FAR:	1 MAX 40% MAX 30% MIN PERVIOUS N/A IN R-2 ZONE	8 UNITS 45% 30% MIN PERVIOUS 1.38 FAR	<b>Y</b> <b>Y</b> <b>N</b> <b>N</b>
FRONT YARD: REAR YARD: SIDE YARD:	'RANGE OF SETBACKS' 20 FEET MIN. 8 FEET MIN.	MEETS RANGE* 16 FEET NONE to 9.0 FEET	<b>N</b> <b>Y</b> <b>Y</b>
BUILDING HEIGHT: PH HEIGHT:	40 FEET MAX / 3 STORY 12 FEET MAX / 1 STORY	40 FEET / 3 STORY 12 FEET / 1 STORY	<b>N</b> <b>N</b>
PARKING: BIKES:	1 PER DU (8 REQ) N/A	2 PROVIDED 3 PROVIDED	<b>Y</b> <b>N</b>
OPEN COURTS:	2.5"/FT OF HEIGHT MIN. 6'	7.0 FEET	<b>N</b>

\* PLUS ALLOWABLE PROJECTIONS INTO PUBLIC SPACE  
(BAY WINDOW AND BALCONIES PER DCCC 2017 CHAPTER 32)

## VICINITY MAP



MEASURE

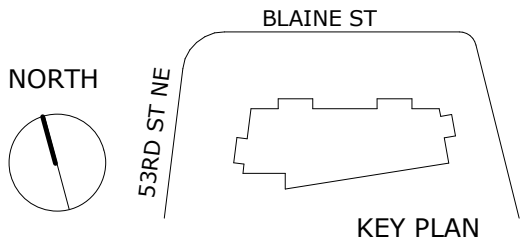
Measure Architects, PLLC  
4000 Tunlaw Rd, NW 822  
Washington, DC 20007  
phone 202.810.4281

measurearchitects.com  
Copyright 2022 / Measure Architects, PLLC

Freelance Development LLC

## NEW MULTI-FAMILY RESIDENCE

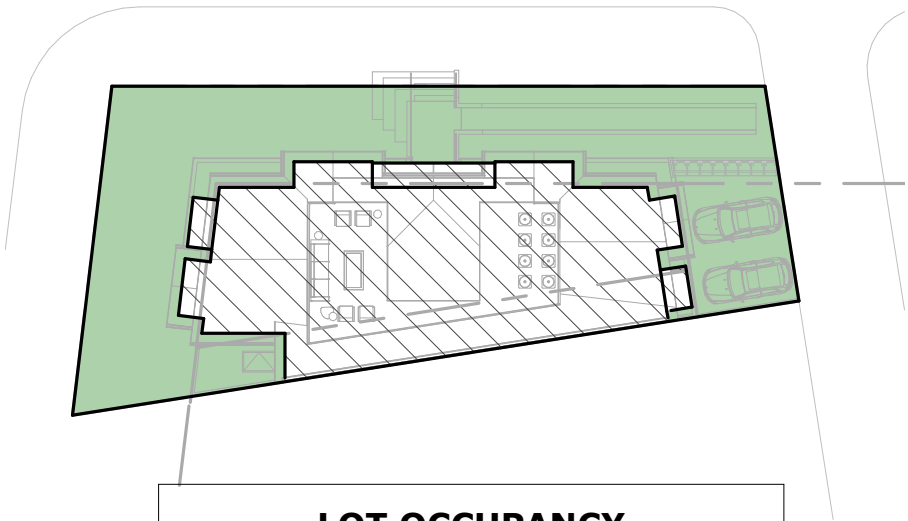
119 53rd Street NE, Washington DC 20019



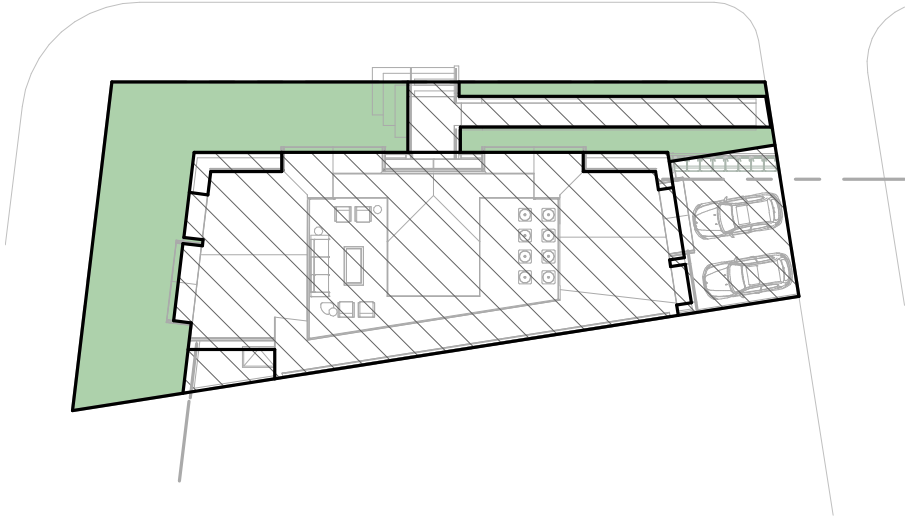
Date 08/12/2022

Board of Zoning Adjustment  
**COVER SHEET**  
CASE NO.20918  
EXHIBIT NO.3  
**BZA-00**





LOT OCCUPANCY		
NOT OCCUPIED	2502 SF	55%
OCCUPIED	2057 SF	45%
TOTAL SITE	4558 SF	



PERVIOUS SURFACE		
NON PERVIOUS	3152 SF	69%
PERVIOUS	1407 SF	31%
TOTAL SITE	4558 SF	

GROSS FLOOR AREA - GFA	
NAME	AREA
CELLAR EXHAUST	28 SF
CELLAR BIKE RM	34 SF
CELLAR UTILITY	111 SF
CELLAR STAIR	132 SF
CELLAR E UNIT	876 SF
CELLAR W UNIT	979 SF
00 - CELLAR	2160 SF
1ST EXHAUST	28 SF
1ST STAIR	136 SF
1ST E UNIT	876 SF
1ST W UNIT	979 SF
01 - FIRST	2019 SF
2ND EXHAUST	28 SF
2ND STAIR	136 SF
2ND E UNIT	876 SF
2ND W UNIT	979 SF
02 - SECOND	2019 SF
3RD EXHAUST	28 SF
3RD STAIR	136 SF
3RD E UNIT	876 SF
3RD W UNIT	979 SF
03 - THIRD	2019 SF
4TH STAIR	173 SF
04 - ROOF	173 SF
TOTAL GROSS AREA	8390 SF

FAR AREA	
LEVEL	AREA
01 - FIRST	2019 SF
02 - SECOND	2019 SF
03 - THIRD	2019 SF
04 - ROOF	173 SF
FAR	6230 SF
TOTAL FAR AREA	6230 SF

GFA - BY LEVEL		
CATEGORY	AREA	% OF GROSS
STAIR	132 SF	6%
UNITS (NET)	1855 SF	86%
UTILITY	173 SF	8%
00 - CELLAR	2160 SF	
STAIR	136 SF	7%
UNITS (NET)	1855 SF	92%
UTILITY	28 SF	1%
01 - FIRST	2019 SF	
STAIR	136 SF	7%
UNITS (NET)	1855 SF	92%
UTILITY	28 SF	1%
02 - SECOND	2019 SF	
STAIR	136 SF	7%
UNITS (NET)	1855 SF	92%
UTILITY	28 SF	1%
03 - THIRD	2019 SF	
STAIR	173 SF	100%
04 - ROOF	173 SF	
TOTAL GROSS AREA	8390 SF	

NET TO GROSS (EFFICIENCY)		
CATEGORY	AREA	% OF GROSS
STAIR	712 SF	8%
UNITS (NET)	7421 SF	88%
UTILITY	257 SF	3%
TOTAL GROSS	8390 SF	

SITE AREA = 4,558 SF  
**FAR AREA = 6,271 SF**  
FAR = 1.38



MEASURE

Measure Architects, PLLC  
4000 Tunlaw Rd, NW 822  
Washington, DC 20007  
phone 202.810.4281

measurearchitects.com

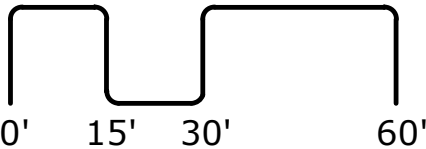
Copyright 2022 / Measure Architects, PLLC

Freelance Development LLC

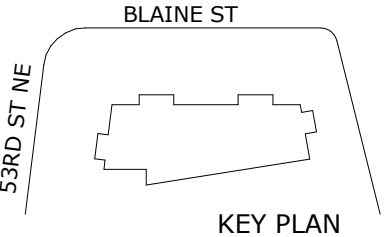
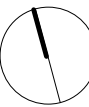
**NEW MULTI-FAMILY RESIDENCE**

119 53rd Street NE, Washington DC 20019

SCALE: 1" = 30'-0"



NORTH



Date 08/12/2022

**AREA SUMMARY**

**BZA-01**





**MEASURE**

Measure Architects, PLLC  
4000 Tunlaw Rd, NW 822  
Washington, DC 20007  
phone 202.810.4281

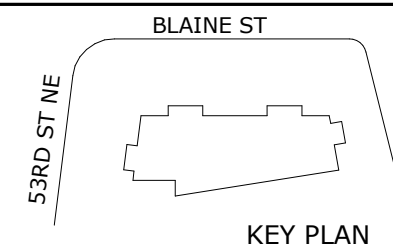
**measurearchitects.com**

Copyright 2022 / Measure Architects, PLLC

Freelance Development LLC

## **NEW MULTI-FAMILY RESIDENCE**

119 53rd Street NE, Washington DC 20019



Date 08/12/2022

**AERIAL SITE  
VIEW**

**BZA-02**





VIEWING SOUTH ON  
53RD STREET NE



VIEWING NORTH ON  
53RD STREET NE



VIEWING EAST ON  
BLAINE STREET NE



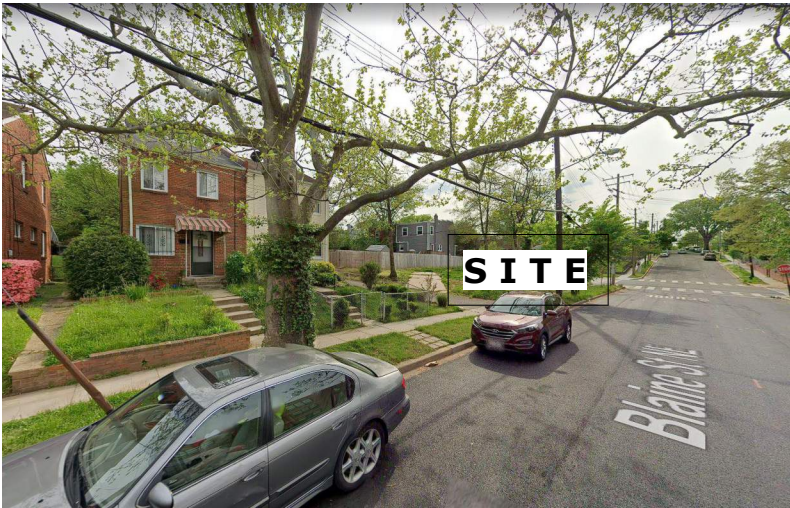
VIEWING WEST ON  
BLAINE STREET NE

15' PUBLIC ALLEY



VIEWING SOUTH ON  
53RD STREET NE

VIEWING EAST ON  
BLAINE STREET NE



VIEWING WEST ON  
BLAINE STREET NE



MEASURE

Measure Architects, PLLC  
4000 Tunlaw Rd, NW 822  
Washington, DC 20007  
phone 202.810.4281

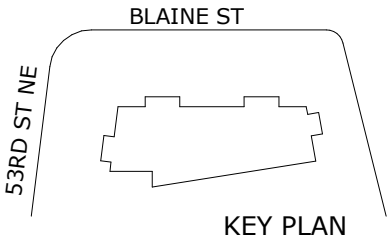
measurearchitects.com

Copyright 2022 / Measure Architects, PLLC

Freelance Development LLC

**NEW MULTI-FAMILY RESIDENCE**

119 53rd Street NE, Washington DC 20019

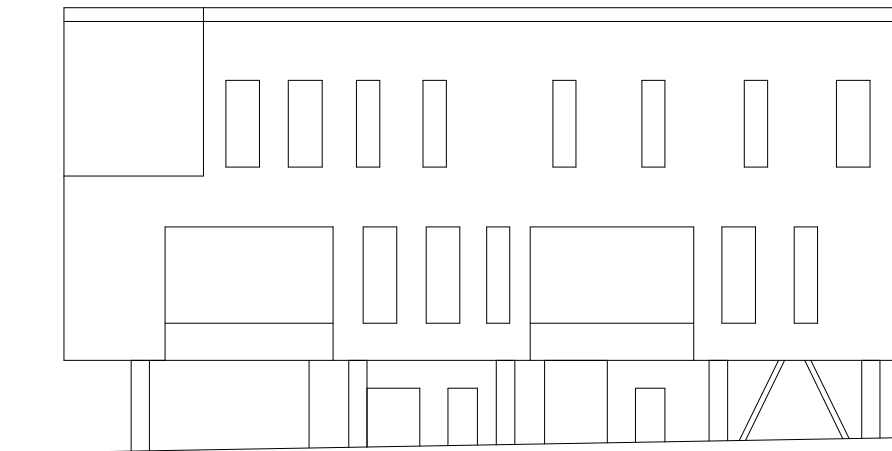


Date 08/12/2022

**SITE PHOTOS**  
**BZA-03**



## SCHOOL ACROSS THE STREET (NORTH)



KIPP DC QUEST ACADEMY PUBLIC CHARTER SCHOOL

## TOWN HOMES (SOUTH)



117-115 53RD ST, NE

60' RIGHT OF WAY

[ +/- 115' SEPARATION BETWEEN BUILDINGS ]



## BLAINE ST NE

**WEST FACADE**  
VIEWING EAST ON 53RD STREET NE



CUES FROM  
ORIGINAL SCHOOL  
WINDOW AND BRICK  
COLOR



RESIDENTIAL SCALE AND  
STYLE WITH SLOPED  
SHINGLE CROSS-GABLED  
ROOFS



**MEASURE**

Measure Architects, PLLC  
4000 Tunlaw Rd, NW 822  
Washington, DC 20007  
phone 202.810.4281

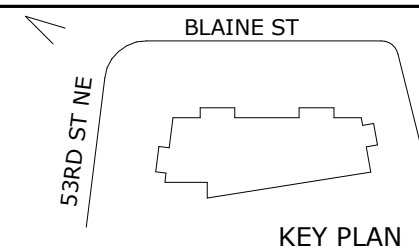
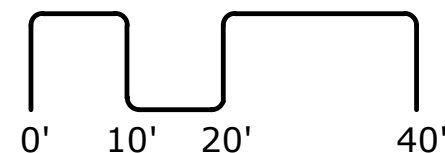
[measurearchitects.com](http://measurearchitects.com)

Copyright 2022 / Measure Architects, PLLC

Freelance Development LLC

## NEW MULTI-FAMILY RESIDENCE

119 53rd Street NE, Washington DC 20019



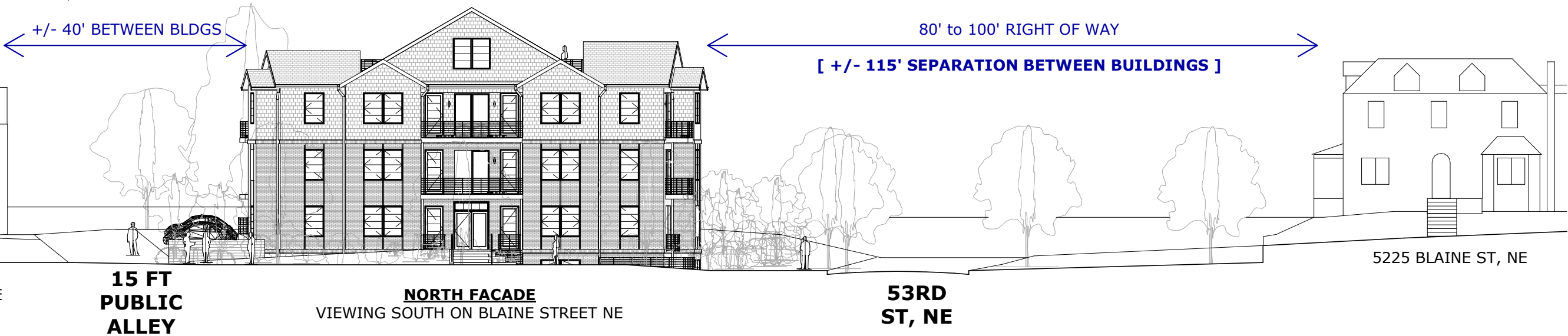
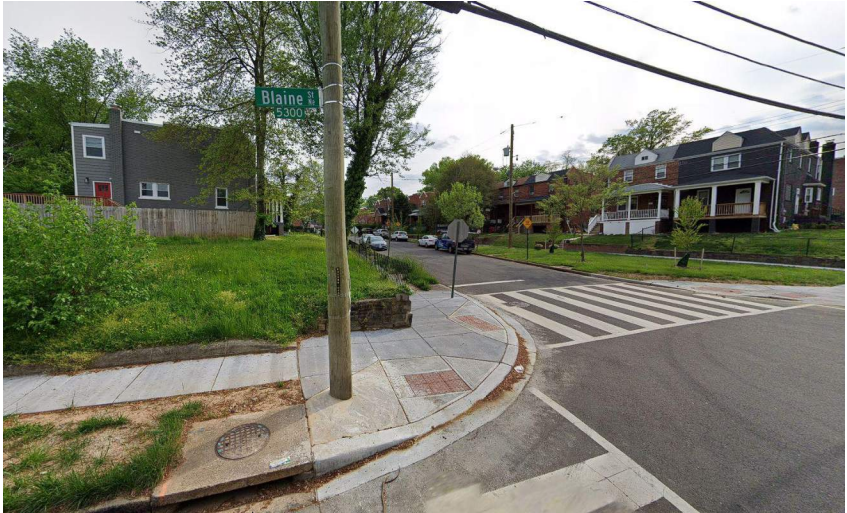
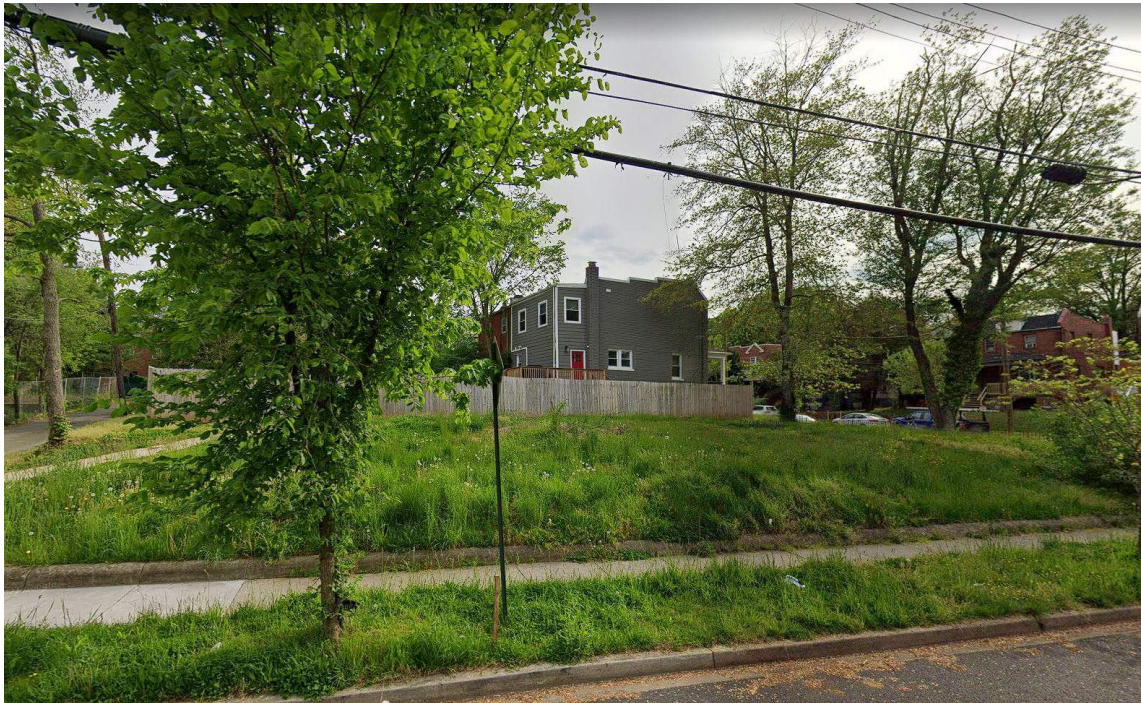
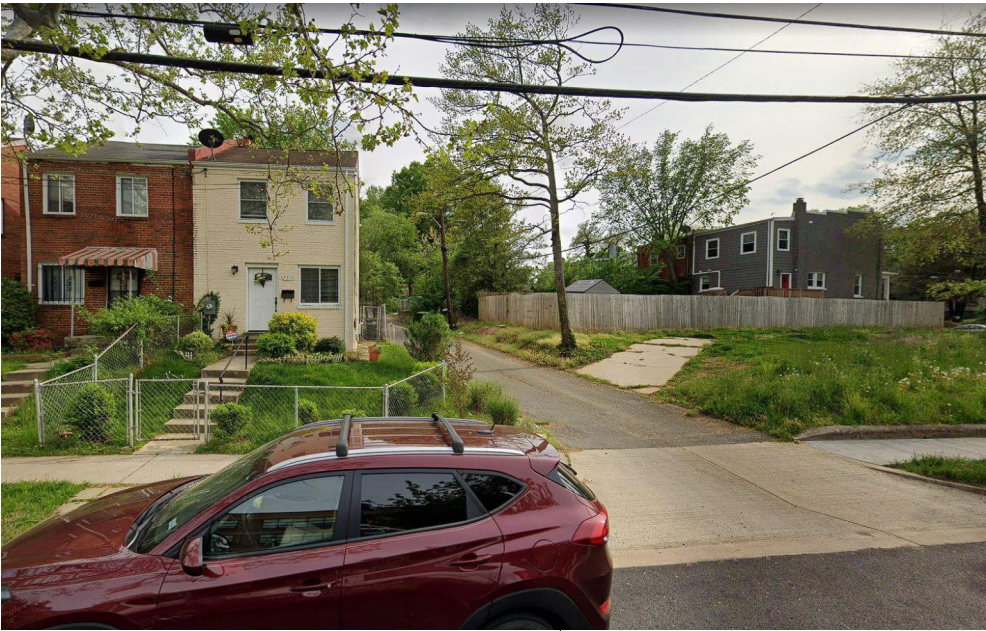
KEY PLAN

Date 08/12/2022

**DESIGN  
CONCEPT**

**BZA-04**





**MEASURE**

Measure Architects, PLLC  
4000 Tunlaw Rd, NW 822  
Washington, DC 20007  
phone 202.810.4281

[measurearchitects.com](http://measurearchitects.com)

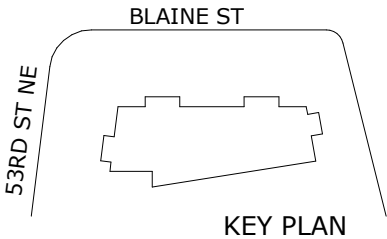
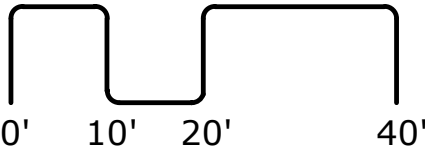
Copyright 2022 / Measure Architects, PLLC

Freelance Development LLC

**NEW MULTI-FAMILY RESIDENCE**

119 53rd Street NE, Washington DC 20019

SCALE: 1" = 20'-0"

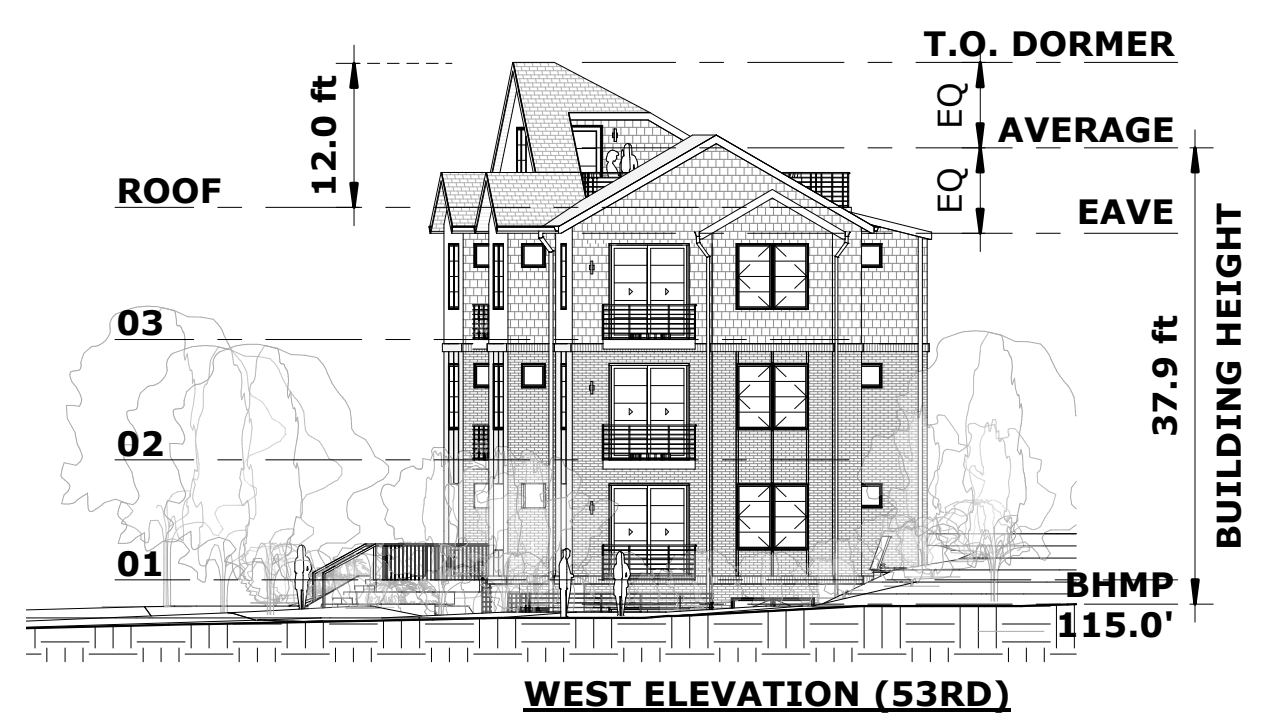
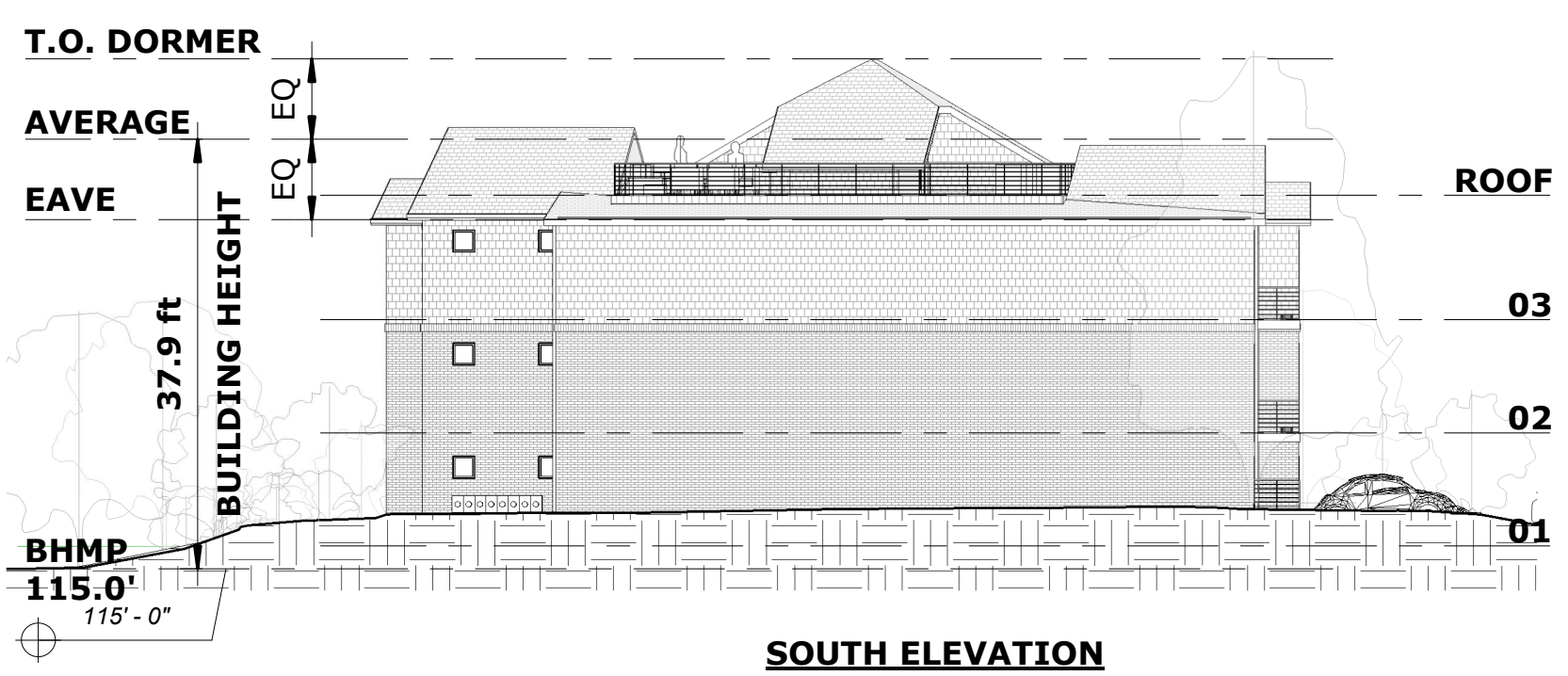
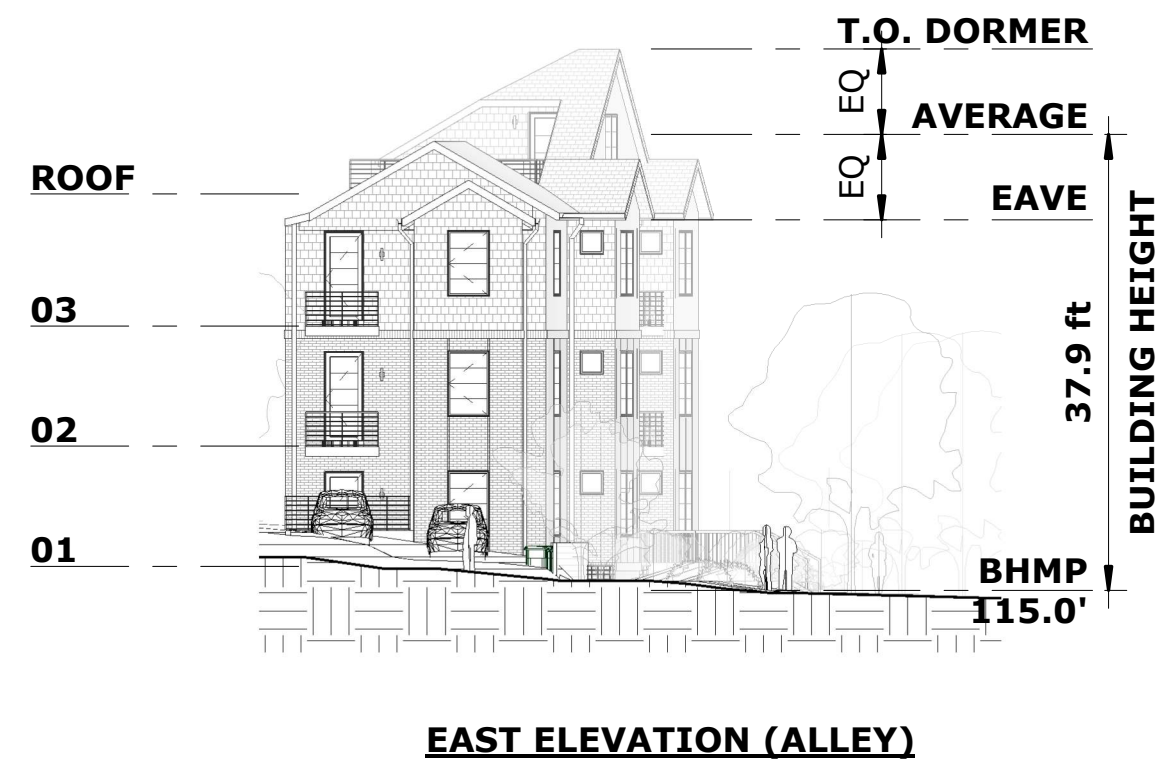


Date 08/12/2022

**BLAINE ST  
SECTION**

**BZA-05**





**MEASURE**

Measure Architects, PLLC  
 4000 Tunlaw Rd, NW 822  
 Washington, DC 20007  
 phone 202.810.4281

[measurearchitects.com](http://measurearchitects.com)

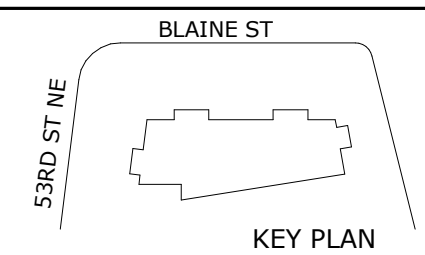
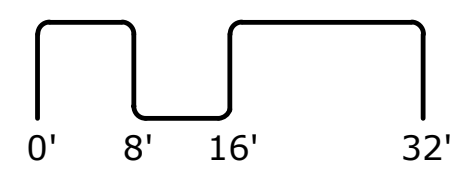
Copyright 2022 / Measure Architects, PLLC

Freelance Development LLC

**NEW MULTI-FAMILY RESIDENCE**

119 53rd Street NE, Washington DC 20019

SCALE: 1/16" = 1'-0"



Date 08/12/2022

**ELEVATIONS**  
**BZA-06**



BLAINE ST. NE

53RD ST. NE

EXISTING SIDEWALK

STAIRS

AT-GRADE WALK

COMMON  
ROOF DECK

A/C  
UNITS

15' PUBLIC  
ALLEY

EXISTING SIDEWALK

NEIGHBORING HOUSE  
117 53RD ST NE



MEASURE

Measure Architects, PLLC  
4000 Tunlaw Rd, NW 822  
Washington, DC 20007  
phone 202.810.4281

measurearchitects.com

Copyright 2022 / Measure Architects, PLLC

Freelance Development LLC

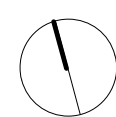
**NEW MULTI-FAMILY RESIDENCE**

119 53rd Street NE, Washington DC 20019

SCALE: 1" = 10'-0"

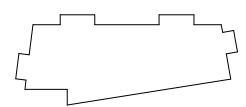


NORTH



BLAINE ST

53RD ST NE



KEY PLAN

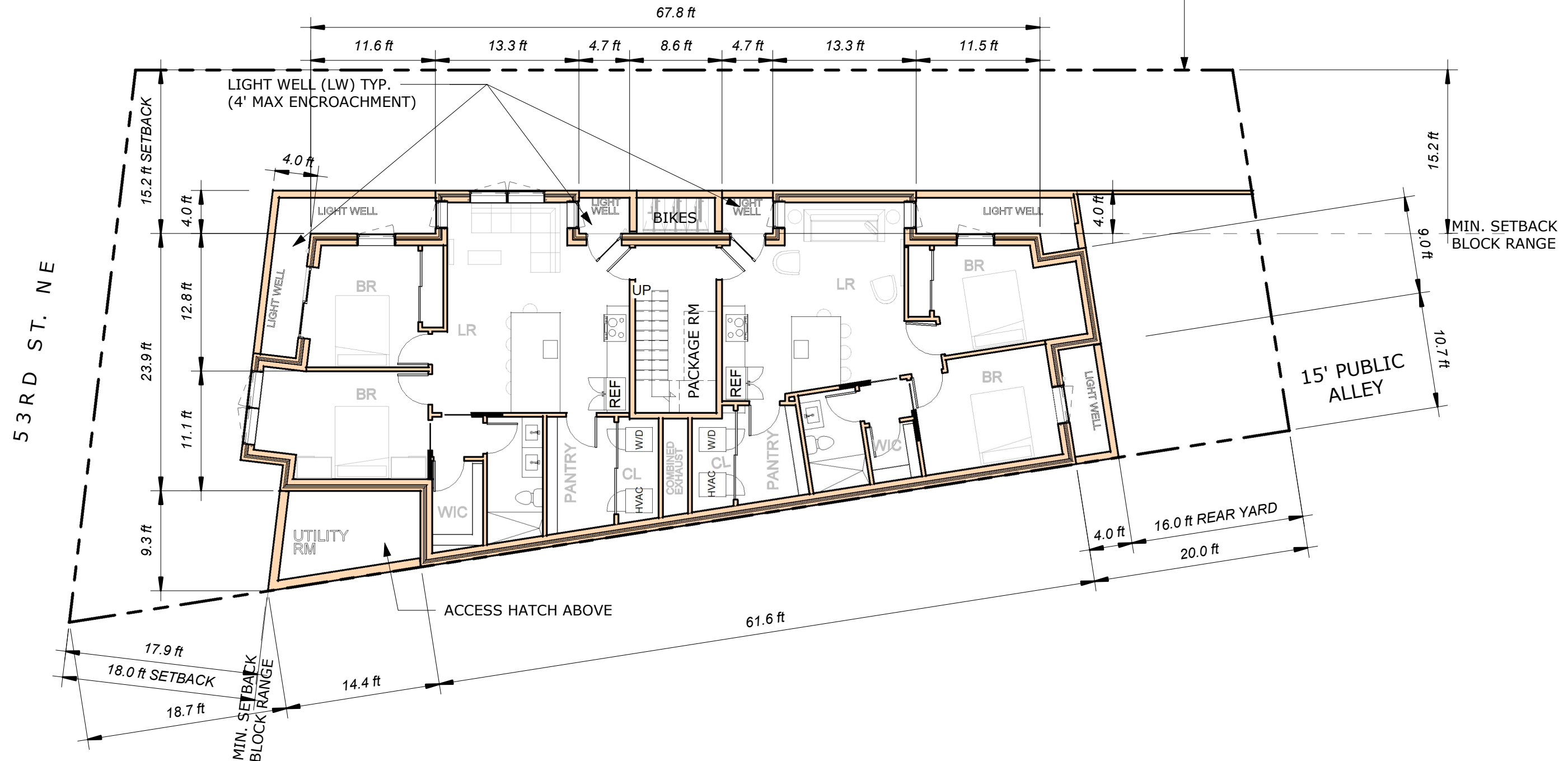
Date 08/12/2022

**SITE PLAN**  
**BZA-07**



BLAINE ST. NE

PROPERTY  
LINES, TYP.



MEASURE

Measure Architects, PLLC  
4000 Tunlaw Rd, NW 822  
Washington, DC 20007  
phone 202.810.4281

measurearchitects.com

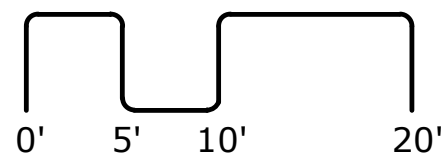
Copyright 2022 / Measure Architects, PLLC

Freelance Development LLC

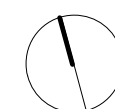
**NEW MULTI-FAMILY RESIDENCE**

119 53rd Street NE, Washington DC 20019

SCALE: 1" = 10'-0"

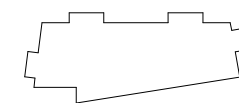


NORTH



BLAINE ST

53RD ST NE



KEY PLAN

Date 08/12/2022

**CELLAR PLAN**  
**BZA-10**







**BAYS & BALCONIES IN PUBLIC SPACE**  
AS ALLOWED BY DCCC 2017 CHAPTER 32  
§3202.10.2.2 BALCONY PROJECTIONS  
§3202.10.3 BAY WINDOWS

**BLAINE STREET**

BAY WINDOWS=  
72' BLDG WIDTH MINUS 34'  
= 38'/.5' = 19' + 9' =  
28' MAX. TOTAL AGGREGATE  
BAY WIDTH ALLOWED  
(26.6' PROVIDED)

MIN R.O.W. OF 60ft:  
3' DEEP BALCONIES  
ALLOWED

**53RD STREET**

BAY WINDOWS:  
34' BLDG WIDTH MINUS 24'  
= 10/2" = 1'-8" + 9' =  
10'-8" TOTAL AGGREGATE  
BAY WIDTH ALLOWED  
(10.0' PROVIDED)

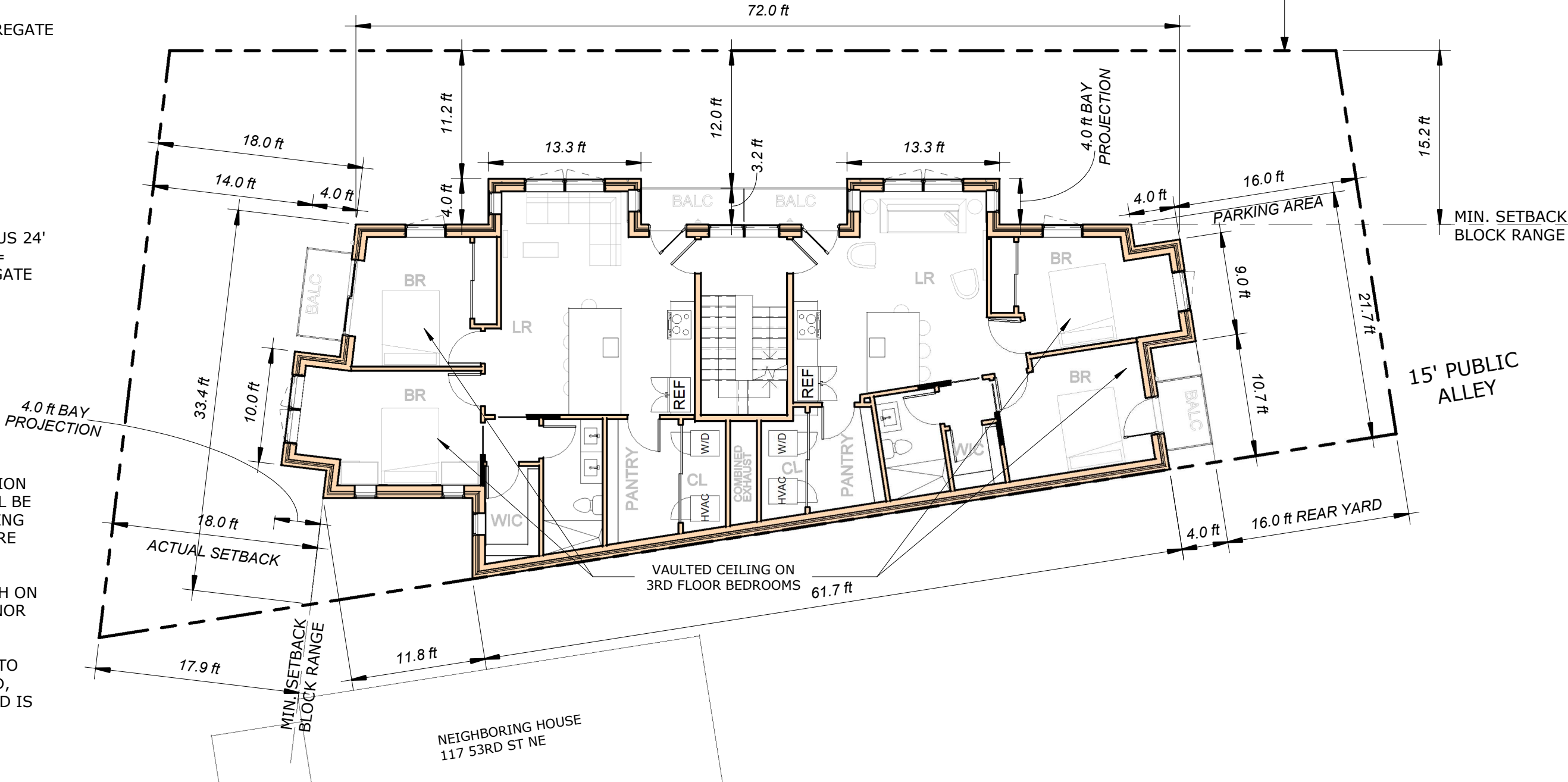
MIN. R.O.W. OF 80ft:  
4' DEEP BALCONIES  
ALLOWED

**ALLEY SIDE**

BAY WINDOWS:  
SINGLE BAY PROJECTION  
OF 9' IN WIDTH SHALL BE  
ALLOWED FOR BUILDING  
WIDTH OF 16' OR MORE  
(21' > 16')

SHALL NOT ENCROACH ON  
REQUIRED PARKING NOR  
INTO ALLEY.

MAY NOT PROJECT INTO  
REQUIRED REAR YARD,  
THEREFORE PROPOSED IS  
NOT A BAY WINDOW.



**MEASURE**

Measure Architects, PLLC  
4000 Tunlaw Rd, NW 822  
Washington, DC 20007  
phone 202.810.4281

[measurearchitects.com](http://measurearchitects.com)

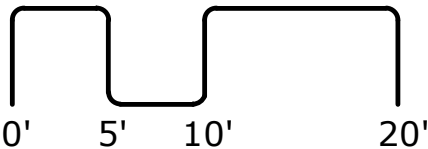
Copyright 2022 / Measure Architects, PLLC

Freelance Development LLC

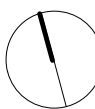
**NEW MULTI-FAMILY RESIDENCE**

119 53rd Street NE, Washington DC 20019

SCALE: 1" = 10'-0"

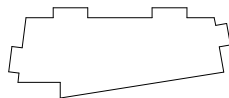


NORTH



BLAINE ST

53RD ST NE



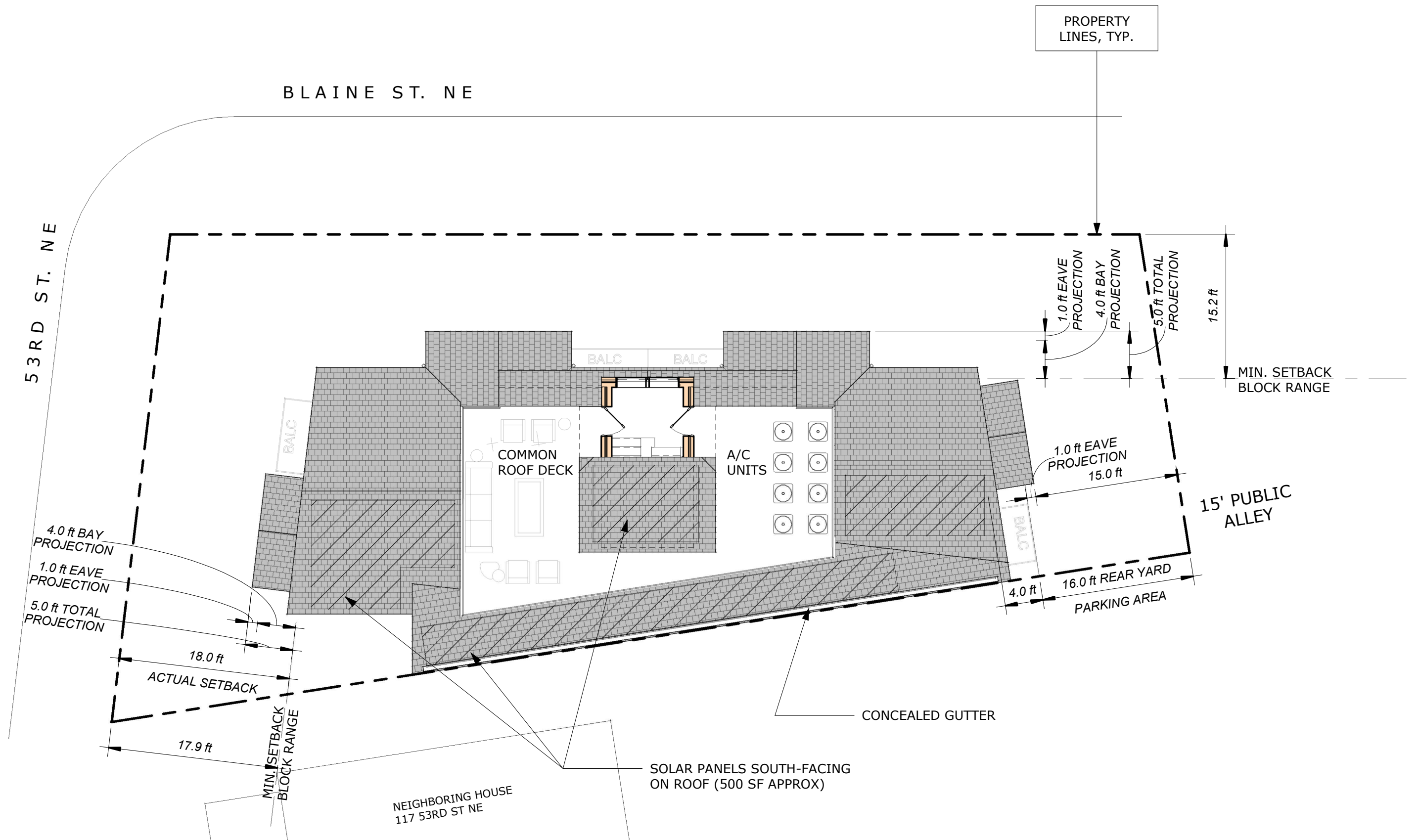
KEY PLAN

Date 08/12/2022

**2ND-3RD FL  
PLAN**

**BZA-12**





**MEASURE**

Measure Architects, PLLC  
4000 Tunlaw Rd, NW 822  
Washington, DC 20007  
phone 202.810.4281

**measurearchitects.com**

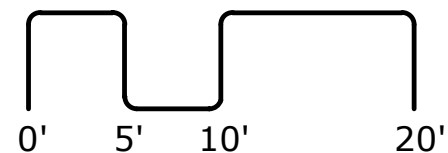
Copyright 2022 / Measure Architects, PLLC

Freelance Development LLC

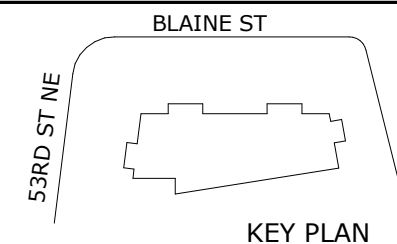
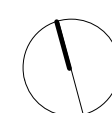
**NEW MULTI-FAMILY RESIDENCE**

119 53rd Street NE, Washington DC 20019

SCALE: 1" = 10'-0"



NORTH



KEY PLAN

Date 08/12/2022

**ROOF PLAN**  
**BZA-13**





FROM 53RD ST



FROM INSIDE ALLEY



FROM ALLEY AT BLAINE ST



FROM STREET CORNER



VIEW FROM BLAINE STREET, NE



**MEASURE**

Measure Architects, PLLC  
4000 Tunlaw Rd, NW 822  
Washington, DC 20007  
phone 202.810.4281

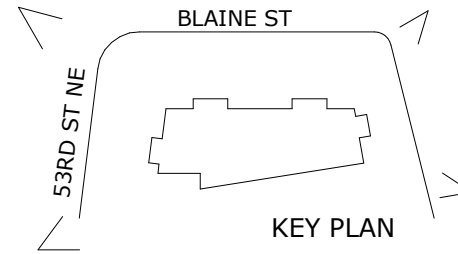
[measurearchitects.com](http://measurearchitects.com)

Copyright 2022 / Measure Architects, PLLC

Freelance Development LLC

**NEW MULTI-FAMILY RESIDENCE**

119 53rd Street NE, Washington DC 20019



Date 08/12/2022

**PERSPECTIVES**  
**BZA-20**





**MEASURE**

Measure Architects, PLLC  
4000 Tunlaw Rd, NW 822  
Washington, DC 20007  
phone 202.810.4281

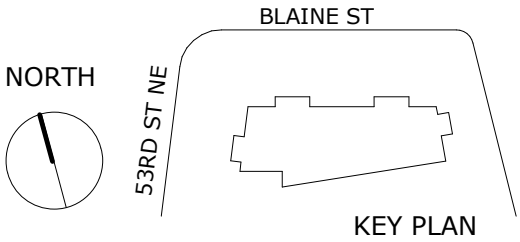
**measurearchitects.com**  
Copyright 2022 / Measure Architects, PLLC

Freelance Development LLC

***NEW MULTI-FAMILY RESIDENCE***

119 53rd Street NE, Washington DC 20019

SCALE:



Date 08/12/2022

***PLAT***  
**BZA-30**